

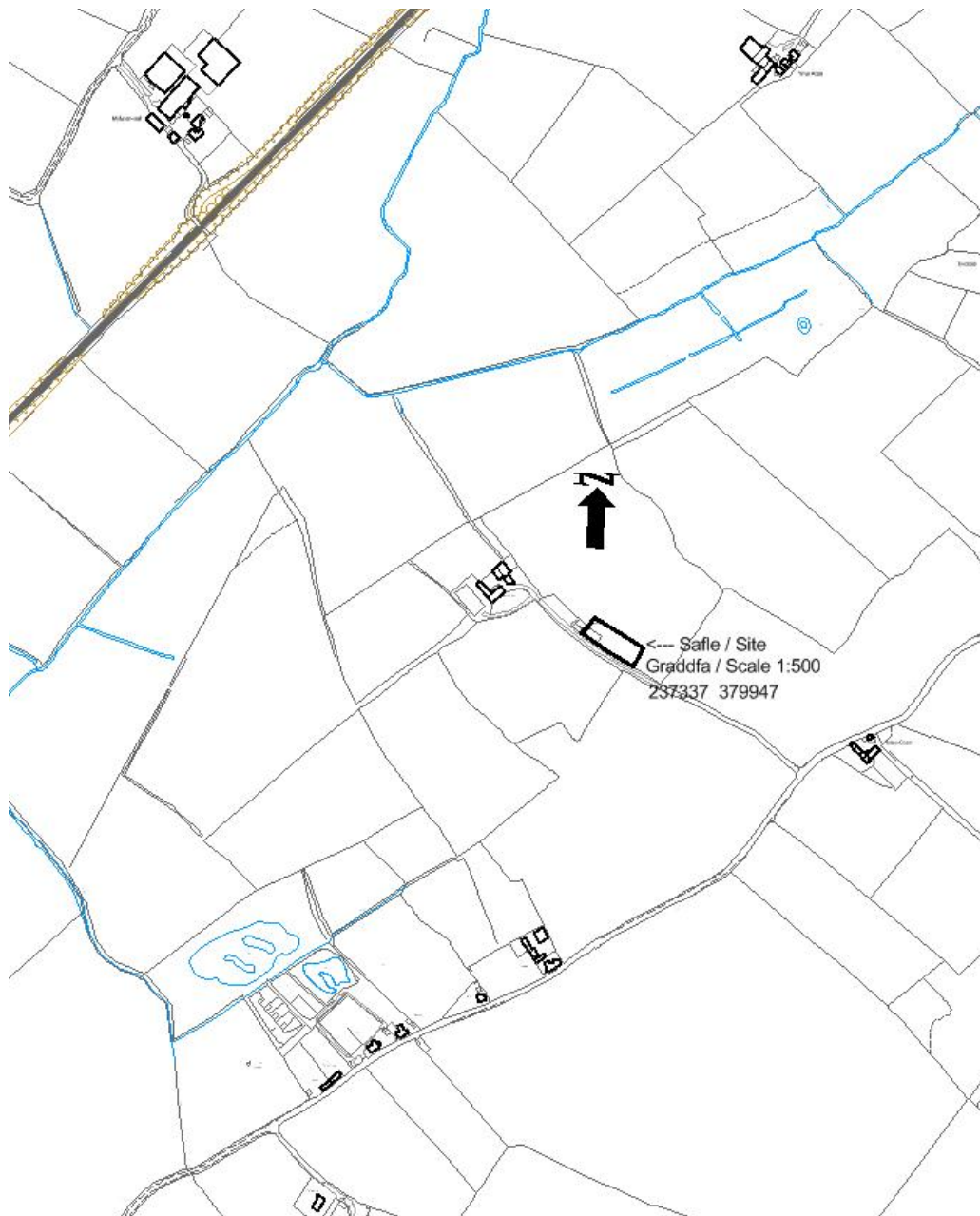
Rhif y Cais: **21C40A** Application Number

Ymgeisydd Applicant

Mr Hefin Jones

Cais llawn i godi sied amaethyddol ar gyfer cadw anifeiliaid a pit slyri ar dir yn / Full application for the erection of an agricultural shed to house livestock and a slurry pit on land at

Penrhyn Gwyn, Llanddaniel



Planning Committee: 01/10/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called-in for Committee determination by Cllr Hywel Eifion Jones.

At its meeting held on 3rd September 2014 the Planning and Orders Committee resolved to defer determination in order to allow a site visit to be made. The site was visited on 17th September.

1. Proposal and Site

The application is for the erection of an agricultural shed (approximately 30m x 18.5m on plan and approximately 7m to ridge) to house cattle together with an integral slurry store. The site forms part of a wider agricultural holding on the mainland – land is farmed at Plas Gwyn but no dwellings or buildings are owned thereon by the applicant. The shed is to be sited near an existing hardstanding and sheepfold where big bales are already stored.

The application has been amended to respond to local concerns regarding amenity and landscape impacts. The building has been relocated slightly and bunding and landscaping included to screen both the shed and existing developments from the access track leading to the separately owned dwelling at Penrhyn Gwyn.

2. Key Issue(s)

Effects on amenities.

3. Main Policies

Ynys Mon Local Plan

Policy 1 - General Policy

Policy 42 - Design

Policy 31 - Landscape

Gwynedd Structure Plan

Policy B10 - Agriculture, Forestry and Fishing Industries

Policy D4 - Location and Siting

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 - Development Control Guidance

Policy GP2 - Design

Policy EP4 - Other Employment and Rural Diversification

Policy EN1 - Landscape Character

Planning Policy Wales (Edition 7)

Technical Advice Note 6 – Planning for Sustainable Rural Communities

4. Response to Consultation and Publicity

Community Council – The Community Council objects to the application as there is concern regarding the location, size and effect of the development on neighbours and on the surrounding environment.

Local Members – Cllr Victor Hughes – no reply at the time of writing

Cllr Hywel Eifion Jones – requests that the application be determined by the Planning and Orders Committee as he is unhappy with the location of the shed.

Environmental Health Section – standard observations for construction phase

Response to Publicity

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 22nd August 2014. At the time of writing, 6 letters of objection had been received. Objections are based on:

Query regarding extent of land owned by the applicant – the application refers to 171 acres whilst objectors consider the ownership extends to just over 100 acres;

The proposed shed will be visible to neighbouring properties and will effect residential amenities;

There will be noise and light pollution from the development as well as odours;

Adjoining land would be affected by the soakaway - the land is already susceptible to flooding in particular during winter;

Shed should be relocated and screening introduced to reduce visual impacts and noise;

Private matters raised in relation to rights of way over the lane do not carry sufficient weight to warrant refusal of the application. Objectors suggest that the effects of the scheme could be substantially mitigated by the relocation of the building and the introduction of earth bunds and landscaping. Through discussion with the agent an amended scheme has been achieved which meets this objective.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: Paragraph A23 of TAN 6 states that:

“A23. The scale, form and siting of new agricultural buildings are usually influenced by the operational needs of the enterprise, the standardisation of modern agricultural buildings and economic considerations. However it should be possible to reconcile proposals for development with the need to conserve and wherever possible enhance the landscape”

Paragraph A16 states that “...judicious tree planting and external works may enhance new buildings. The aim should not be to hide a building from sight, but rather to soften a hard outline, break up a prominent silhouette, minimize its impact on the landscape and help anchor a new building to the surrounding landscape”.

Paragraph A14 states that “Developments should be assimilated into the landscape without compromising the functions they are intended to serve. New buildings should normally form part of a group rather than stand in isolation...”

Effects on the Landscape and Amenities: Concerns have been expressed by neighbouring occupiers that the development will be visually intrusive and will affect amenities. Several have suggested that the scheme should be amended to relocate the building within the site and to introduce screening.

The building as originally submitted was within 3.5m of the edge of the access track. It has now been relocated 10m from the edge of the access track – this additional space allows for the creation of an earth bund and landscaping scheme on this elevation with landscaping in the form of a hedge extended to the edge of the track by the existing pens and around two sides of the yard area which are currently open. The development will provide over 120m of new hedge planting including 63m of earth bund to mitigate the development. As well as screening the proposed new shed, activities within the existing pens and yard will also be screened as part of the amended proposals.

A balance must be struck between the needs of the farming unit and residential and visual amenities. It is considered that the amended scheme will help to alleviate noise and visual impacts and will secure an improvement in relation to current activities at the site.

7. Conclusion

The submitted scheme has been amended in order to reach a balance between the concerns raised by objectors and the needs of the agricultural unit.

8. Recommendation

Permit the application subject to the following conditions:

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) No development shall commence until full details of any external lighting for the site and building has been submitted to and approved in writing by the local planning authority. The scheme shall be designed in accordance with the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light 2005 (or as may be amended or superseded). The scheme shall thereafter proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. No additional lighting shall be installed without the express consent of the local planning authority.

Reason: To ensure an acceptable appearance of the development and in the interests of amenity

(03) No development shall commence until full details of the landscaping scheme for the site have been submitted to and approved in writing by the local planning authority. The said scheme shall include details of the timing of planting and the maintenance and management of the new planting including replacement of any failed or damaged plants within the first 5 years from planting together with the longer term management and maintenance plan for the landscaping scheme to ensure its effectiveness for the lifetime of the development. The development shall thereafter proceed in accordance with the approved details.

Reason: To ensure an acceptable appearance of the development and in the interests of amenity.

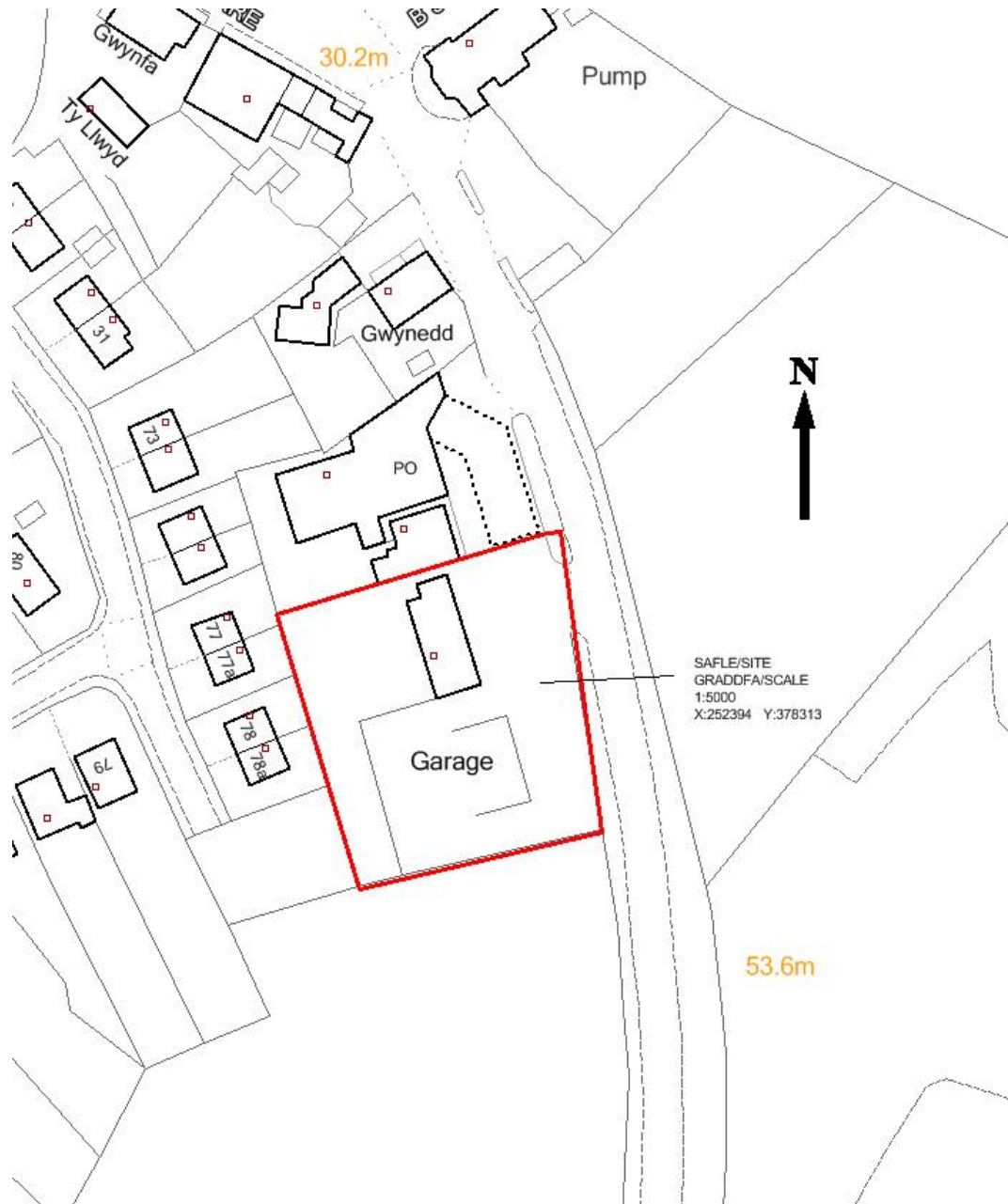
Rhif y Cais: **42C9N** Application Number

Ymgeisydd Applicant

Mr Paul Lewis

Cais llawn ar gyfer dymchwel y gweithdy, swyddfa ac ystafell arddangos presennol, ehangu'r gorsaf betrol, codi 2 uned di-manwerthu bwyd a chreu parcio ychwanegol yn / Full application for the demolition of existing workshop, office and showroom, extension of petrol filling station, erection of 2 non-food retail units and provision of additional parking at

Pentraeth Services, Pentraeth



Planning Committee: 01/10/2014

Report of Head of Planning Service (MTD)

Recommendation:

Refuse.

Reason for Reporting to Committee:

On request of the Local Member Cllr. Ieuan Williams.

At the meeting held on the 3rd September, 2014 the members resolved to visit the site. The site was visited on 17th September, 2014.

1. Proposal and Site

The site is located along the A5025 on the outskirts of Pentraeth. It comprises a petrol filling station and shop units.

It is proposed to redevelop the site adding pumps and increasing the commercial floorspace. The new commercial building will be two storeys and will extend to the rear of the site.

2. Key Issue(s)

Is the principle acceptable?

Highways issues.

Will there be harm to amenity?

3. Main Policies

Gwynedd Structure Plan

Policy B1 - Employment

Policy D3 - Landscape

Policy D4 - Siting and Design

Ynys Mon Local Plan

Policy 1 - General

Policy 2 - New Jobs

Policy 18 - Shopping

Policy 26 - Car Parking

Policy 42 - Design

Ynys Mon Unitary Development Plan

Policy GP1 - Development Control Guidance

Policy GP2 - Design

Policy TR10 - Parking

Planning Policy Wales (Edition 7)

4. Response to Consultation and Publicity

Cllr. Ieuan Williams – Called the application to be determined by the Planning Committee to ensure policies are adhered to.

Cllr. Derlwyn Hughes – No response at the time of writing this report.

Cllr. Vaughan Hughes - No response at the time of writing this report.

Community Council - No objection providing does not harm residential amenities.

Highways - Recommend conditions.

Welsh Water - Recommend conditions

Natural Resources Wales - Recommend conditions.

Environmental Health - Recommend conditions

Response to Publicity:

6 letters have been received together with a petition of 7 signatures. The points raised include;

- 1) Increased highway hazards;
- 2) Size depth width height and massing will harm;
- 3) Loss of privacy;
- 4) Visually overbearing;
- 5) Will dominate properties;
- 6) Prevent occupants enjoying their home which is protected under the Human Rights Act;
- 7) Outlook will be harmed;
- 8) The existing new extension harms privacy;
- 9) The building would be imposing;
- 10) Increased noise and disturbance;
- 11) Noise and fume pollution;
- 12) The businesses on the square have been ruined;
- 13) Overdevelopment

5. Relevant Planning History

42C9M: Demolition of existing workshop office and showroom extension of petrol filling station erection of 2 non-food retail units and provision of additional parking at Pentraeth Services, Pentraeth. Refused -20/12/13

6. Main Planning Considerations

Whilst the principle of the development is acceptable along with matters relating to highway safety there are serious concerns in respect of harm to residential amenity.

The building which is 30m wide and part single and part two storeys will be within 1.5m of the boundary with the properties to the rear. The two storey element will be on average 12m from those properties. Furthermore this will be face to face, with the residential properties rear windows outlook totally dominated by the building. It is considered that this would be seriously prejudicial to the amenities of those residential occupiers.

7. Conclusion

The proposal would cause serious harm to the amenities of the residential occupiers to the rear.

8. Recommendation

To **refuse** the application for the following reason(s):

(01) The proposed units by virtue of their scale, height and proximity to residential properties would be detrimental to the amenities of those occupiers nearby.